



Department of Planning and Community Development

Development Review Division

Major Projects' Report

Neighborhood:
Willows/Rose Hill

Project: *Conover Commons (Cottage Co. Project)*

Project Detail

Subdivide one lot into two lots. Develop a cottage housing development (12 residential, single-family detached homes clustered around open space) on Lot-1 as Phase I. Lot 2/Phase II will be developed at a later date with 12 residential, single-family detached homes (compact homes clustered around a courtyard). Street and utility improvements for Phase I and Phase II will be constructed with Phase I. Total units built will be 24. The project was approved by the Technical Committee. Site work is underway. See files: L020278, L020280, & L020279. Building permits for the first 4 cottages have been issued.

Location:
*East side of 132nd Ave
NE and NE 111th*

Status: **In Construction**

Staff: Susie Goett. AICP
Phone: (425) 556-2454
E-mail: sgoett@ci.redmond.wa.us

File No:
L020278, - 0279,
& -0280

Applicant: Jim Soules
(206) 525-0835
The Cottage Company

Neighborhood:
Willows/Rose Hill

Project: *Fox Hollow*

Project Detail

Eighteen lot single-family detached subdivision located north of Willows Crest subdivision. The final plat is approved. Site work is complete and home construction is underway.

Location:
North of 97th Street

Status: **In Construction**

Staff: Susie Goett. AICP
Phone: (425) 556-2454
E-mail: sgoett@ci.redmond.wa.us

File No:
PRD 99-002, PPL
98-003

Applicant: Robert Londo
(425) 451-9082
Londo-Tiberio

Neighborhood:
Willows/Rose Hill

Project: *Lower Peters Creek Enhancement*

Location:
In and along Peters Creek between the Sammamish River and Willows Road.

Status: *Under Review*

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@ci.redmond.wa.us

File No:
L030151 &
L030152

Applicant: Roger Dane, ASLA
(425) 556-2815
City of Redmond

Project Detail

Enhance stream and buffer functions and aquatic habitat conditions, while maintaining or improving channel capacity in approximately 2,300 linear feet of lower Peters Creek. The proposal includes: channel realignment and re-shaping; installation of log structures; placement of streambed gravel; and buffer revegetation. The project review consists of an application for a Shoreline Exemption (L030151) and an environmental determination (L030152 - SEPA). The Technical Committee issued a Determination of Non-Significance on June 24, 2003. The applicant will submit additional information before the Technical Committee issues an approval for the Shoreline Exemption.

Neighborhood:
Willows/Rose Hill

Project: *Peters Creek Culvert Replacement*

Location:
Along Peters Creek in & near the 151st NE right-of-way at approx. the 9100 block in Redmond

Status: *Approved*

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@ci.redmond.wa.us

File No:
L030153 (SEPA)

Applicant: Roger Dane, ASLA
(425) 556-2815
City of Redmond

Project Detail

Replace three 48" diameter culverts underneath 151st Avenue with a single oversized concrete box culvert and relocate utilities as necessary to accommodate culvert replacement. The replacement culvert would allow passage of flood flows; improve fish passage; and provide room for stream meanders, a wider channel/floodplain, and sloped banks near its approaches. The Technical Committee issued a Determination of Non-significance (DNS) on June 24, 2003.

Neighborhood:
Willows/Rose Hill

Project: *Peter's Creek Tech Center*

Location:
14511 NE 87th St

Status: *Approved*

Staff: Garv Lee
Phone: (425) 556-2418
E-mail: glee@ci.redmond.wa.us

File No:
L010010 -SPE

Applicant: Buchmaver Family LLC
(206) 325-2553

Project Detail

New 2-story office/light industrial building; 23,400 square feet in size. Site Plan Entitlement Approved. Building Permit Application pending.

Neighborhood: Willows/Rose Hill
Project: *Redmond Way Monopole: T-Mobile*

Location: NW Corner of 140th Ave NE and Redmond Way

Status: Under Review

Staff: Dana Farwell
Phone: (425) 556-2437
E-mail: dfarwell@ci.redmond.wa.us

File No: CUP -02-001

Applicant: T-Mobile
(206) 355-1602

Project Detail

Proposal for a 65' tall monopole to replace an existing utility pole within the right-of-way. Ground equipment will be screened by a fence and landscaping. Public hearing on April 24th, 2003. Hearing Examiner recommendation to City Council August 19, 2003. City Council voted to deny permit.

Neighborhood: Willows/Rose Hill
Project: *Willows House Complex*

Location: 12025 Willows Road

Status: Annroved

Staff: Amv Tarce, AICP
Phone: (425) 556-2470
E-mail: atarce@ci.redmond.wa.us

File No: L020100

Applicant: Robert Crvder
(206) 441-0200
(Individual)

Project Detail

The applicant is proposing to convert an existing house into a multi-tenant commercial building. The house was formerly used as a day care facility and is currently vacant. There are two agricultural structures that are proposed to be demolished - a barn and an accessory storage shed. This proposal will involve relocating the site entrance through the Medtronics driveway, off Willows Road. The current site access at Willows will be replaced with landscaping. The proposed building will have 2116 S.F. of retail and 1163 S.F. of office space. There is a type III wetland at the southwest portion of the site. The application was deemed complete and a Notice of Application was issued on July 29, 2002. The project received Design approval on November 7, 2002. The project received Site Plan Entitlement on February 18, 2003. The civil plans are under review. Medtronics has denied use of their driveway. Applicant working on an alternative access route.